

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

WILLIAM H. OLIVER, JR.
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WO-7129

In Re:

ARTHUR STANLEY ENGEL
RONNIE JUDITH ENGEL



Order Filed on December 9, 2019
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No.: 16-18400
Hearing Date: 12-3-19 @ 9AM
Chapter: 13
Judge: MBK

**ORDER AUTHORIZING
SALE OF REAL PROPERTY**

Recommended Local Form: ☐ Followed ☒ Modified

The relief set forth on the following pages numbered two (2) and three (3) is
ORDERED.

DATED: December 9, 2019


Honorable Michael B. Kaplan
United States Bankruptcy Judge

After review of the Debtor's motion for authorization to sell the real property commonly known as 5 Coventry Court, Brick, NJ 08724, New Jersey (the Real Property).

IT IS hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. ☒ In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of professional:	Re/Max 1st Adv. / Weichert Realtors / Michelle Katz, Esq.
Amount to be paid:	2.5% of Sale Price / 2.5% of Sale Price / Amount as will appear in HUD
Services rendered:	Real Estate Broker / Real Estate Broker / Attorney for Seller

OR: ☐ Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

5. The amount of \$ 24,466.37 claimed as exempt may be paid to the Debtor.
 6. The ☒ *balance of proceeds* or the ☐ *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee in the Debtor's case.
 7. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.
 8. ☐ The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.
 9. Other provisions:
10. The Stay as authorized by Rule 6004(h) is waived and the sale may proceed without the expiration of the 14 day period per the Rule.
 11. The mortgage lien shall be fully satisfied and the lien shall remain on the real property until such time as payment in full is received.
 12. A fee application will be filed as soon as possible after the closing of property.

rev.8/1/15

United States Bankruptcy Court
District of New JerseyIn re:
Arthur Stanley Engel
Ronnie Judith Engel
DebtorsCase No. 16-18400-MBK
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 1

Date Rcvd: Dec 09, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 11, 2019.
db/jdb +Arthur Stanley Engel, Ronnie Judith Engel, 31 Chelsea Road, Jackson, NJ 08527-2645

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 11, 2019

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 9, 2019 at the address(es) listed below:

Albert Russo docs@russotrustee.com
 Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com
 Aleisha Candace Jennings on behalf of Creditor Nationstar Mortgage LLC ajennings@rasflaw.com
 Andrew L. Spivack on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com
 Denise E. Carlon on behalf of Creditor Toyota Lease Trust dcarlon@kmlawgroup.com,
 bkgroup@kmlawgroup.com
 Laura M. Egerman on behalf of Creditor Nationstar Mortgage LLC bkyecf@rasflaw.com,
 bkyecf@rasflaw.com;legerman@rasnj.com
 Michael Frederick Dingerdissen on behalf of Creditor WELLS FARGO BANK, N.A.
 nj.bkecf@fedphe.com
 Nicholas V. Rogers on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com
 William H. Oliver, Jr. on behalf of Debtor Arthur Stanley Engel bkwoliver@aol.com,
 R59915@notify.bestcase.com
 William H. Oliver, Jr. on behalf of Joint Debtor Ronnie Judith Engel bkwoliver@aol.com,
 R59915@notify.bestcase.com
 William M. E. Powers, III on behalf of Creditor CitiMortgage, Inc. ecf@powerskirn.com
 William M.E. Powers on behalf of Creditor CitiMortgage, Inc. ecf@powerskirn.com
 William M.E. Powers, III on behalf of Creditor CitiMortgage, Inc. ecf@powerskirn.com
 TOTAL: 13